

# Beautifully in Balance



CROSSWIND  
RANCH

A WESTBAY COMMUNITY



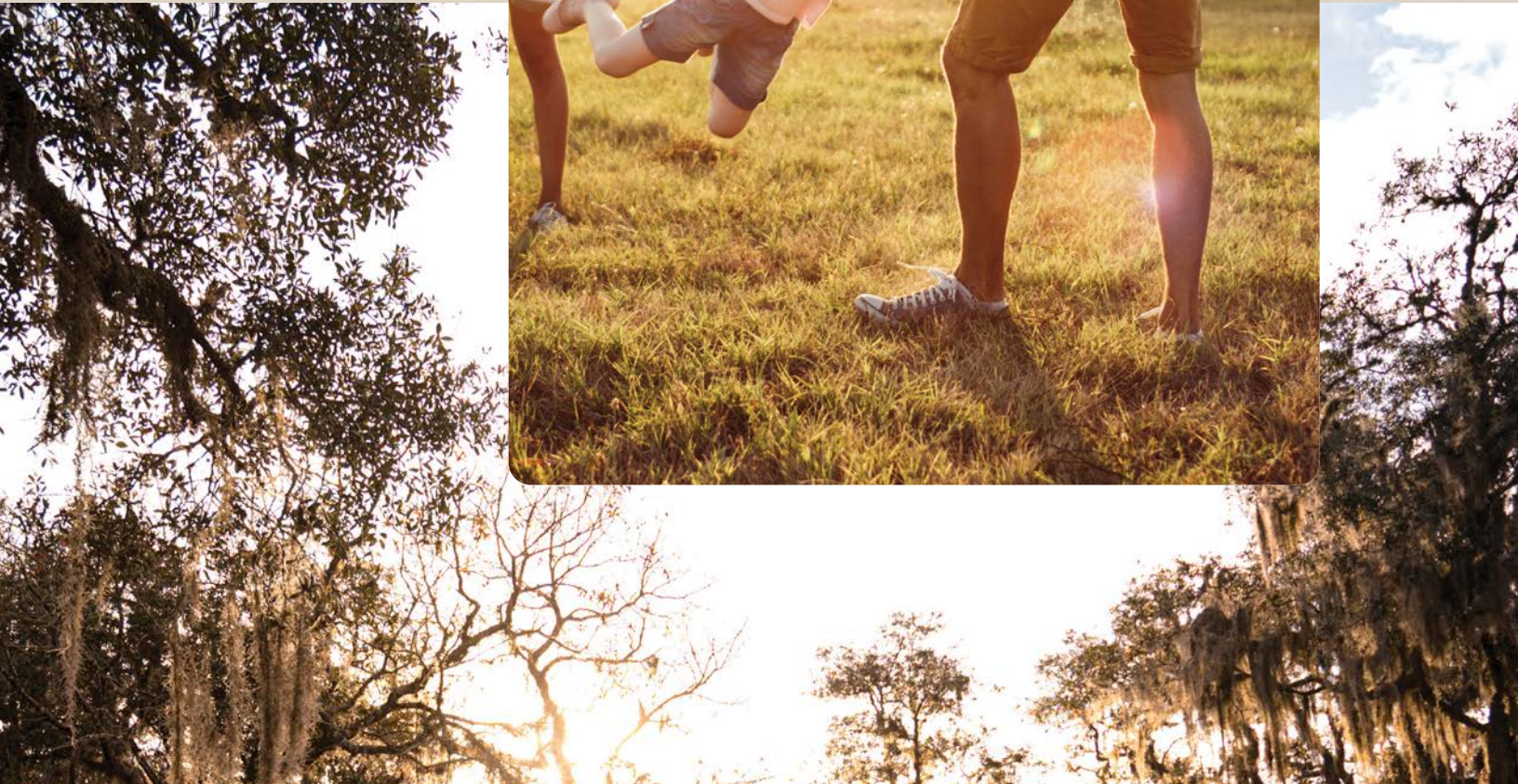
"It Immediately  
Felt Like Home."



CROSSWIND  
RANCH

# Welcome to the Best of Old and New

Live among moss-covered oak trees, pristine wetland conservation and stunning nature. Crosswind Ranch is a centrally located community in Parrish, Florida, featuring 1,500 acres of Old Florida beauty. That charm, paired with contemporary new homes and modern amenities, makes Crosswind Ranch a dream for homeowners.





#### SITE MAP LEGEND

- HOMES BY WESTBAY
- MATTAMY HOMES
- CROSSWIND POINT AMENITY CENTER
- CROSSWIND RANCH AMENITY CENTER
- MODEL HOMES
- PASSIVE PARKS



“It’s like having a  
resort in my backyard.”



# Crosswind's Curated Amenities

Enjoy our sunshine and outdoor lifestyle with access to **two amenity centers**.

## CROSSWIND POINT AMENITIES

- Resort-style pool
- Open-air cabana
- Pocket parks



## CROSSWIND RANCH AMENITIES

- Resort-style pool
- Open-air cabana
- Playground
- Dog park
- Pickleball courts
- Walking trails
- Pocket parks
- Scenic water & conservation views
- Community events
- Dedicated lifestyle director

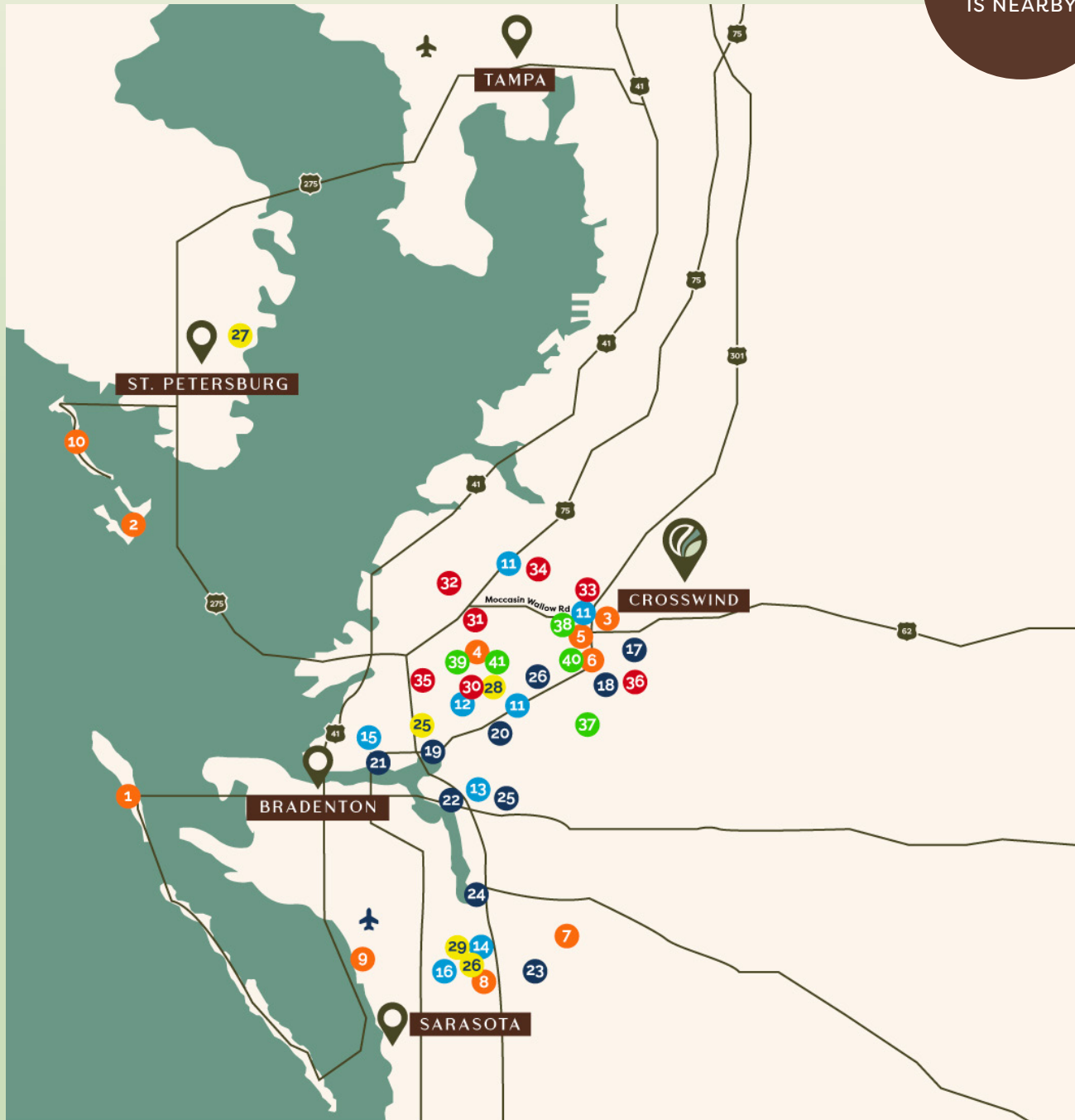
## OUR LOCAL SCHOOLS

*Families of all make-ups are flocking to Parrish. These schools offer a variety of benefits for families looking to plant roots:*

- Williams Elementary
- Barbara A. Harvey Elementary
- Buffalo Creek Middle
- Parrish Community High

# Close to Everything You Love

EVERYTHING  
YOU WANT  
IS NEARBY



# Close to Everything You Love

## RECREATIONAL

- 1 Anna Maria Beach
- 2 Fort DeSoto Park
- 3 Florida Railroad Museum
- 4 Buffalo Creek Golf Course
- 5 Ola Mae Sims Park
- 6 Parrish Community Park
- 7 Lakewood Ranch Golf & Country Club
- 8 PopStroke
- 9 Ringling Museum of Art
- 10 St. Pete Beach

## GROCERY

- 11 Publix
- 12 ALDI
- 13 Costco
- 14 Trader Joe's
- 15 Detwiler's Farm Market
- 16 Whole Foods Market

## DINING

- 17 Parrish Pizzeria
- 18 C & K Smokehouse BBQ
- 19 Woody's River Roo
- 20 Butterfield's Family Restaurant
- 21 Shake Station
- 22 Cracker Barrel
- 23 Owen's Fish Camp
- 24 The Breakfast Company
- 25 Seasons 52
- 26 First Watch

## SHOPPING

- 25 Ellenton Premium Outlets
- 26 The Mall at University Town Center
- 27 The Mall at Sundial
- 28 Creekside Commons: Lowe's, Home Goods, Ulta, Five Below, Marshalls
- 29 Target

## HEALTH & WELLNESS

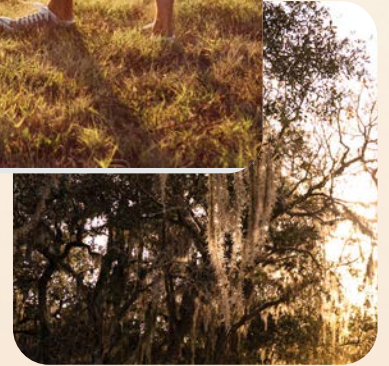
- 30 Crunch Fitness
- 31 Pure Barre
- 32 BayCare Primary Care
- 33 HCA Florida Hospital
- 34 BayCare Hospital (Coming Soon)
- 35 Watts Dental
- 36 Vet Next Door

## SCHOOLS

- 37 Williams Elementary School
- 38 Barbara A. Harvey Elementary
- 39 Buffalo Creek Middle School
- 40 Parrish Community High School
- 41 Parrish Charter Academy

## ABOUT HOMES BY WESTBAY

Homes by WestBay offers a new kind of home building experience with a focus on delivering an exceptional experience at an outstanding value. Recognized both nationally and regionally for our award-winning new home designs, we offer new single-family homes for sale throughout the finest new communities across Tampa Bay, including Sarasota and Manatee counties. Founded in 2009, we have evolved into being the largest privately owned new homebuilder in the Tampa Bay market.



# 3 MODEL HOMES OPEN DAILY

13514 Shadow Creek Trail, Parrish, FL 34219 | Priced from the \$530s to \$1.3M+



## BISCAYNE II

 4-5 beds       4-5 baths

 3-car garage       3,138-3,281 sq. ft.

Starting from the upper \$600s



## KEY LARGO II

 4-5 beds       4 baths

 3-car garage       3,560-3,900 sq. ft.

Starting from the upper \$700s



## GRANADA II

 5 beds       4-6 baths

 3-car garage       4,828-4,900 sq. ft.

Starting from the upper \$800s

813-438-3838 | [onlinesales@westbaytampa.com](mailto:onlinesales@westbaytampa.com) | [homesbywestbay.com](http://homesbywestbay.com)



## ABOUT MATTAMY HOMES

Mattamy Homes is the largest family-owned and privately held homebuilder in North America, with more than 47 years of history across the United States and Canada. Mattamy is recognized for delivering quality craftsmanship, innovative design, and an exceptional homeowner experience where the customer comes first. Every year, Mattamy helps more than 8,000 families realize their dream of homeownership. From distinctive curb appeal to award-winning customer service and designs, our homes are designed to elevate your everyday living.



# 7 MODEL HOMES OPEN DAILY

13037 Pierce St., Parrish, FL 34219 | Priced from the high \$200s to \$500s



## SEASTONE TOWNHOME

 3 beds  2.5 baths

 2-car garage  1,828 sq. ft.

Starting from the upper \$200s



## BROOKSTONE

 3 beds + loft  2.5 baths

 2-car garage  2,007 sq. ft.

Starting from the mid \$300s



## RED ROCK

 4-5 beds  3.5 baths

 3-car garage  3,063 sq. ft.

Starting from the low \$500s

941-877-5113 | [marketing.tpa@mattamycorp.com](mailto:marketing.tpa@mattamycorp.com) | [Mattamyhomes.com](http://Mattamyhomes.com)



# CROSSWIND RANCH



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